

Property Overview

Porter Road Business Center is a well planned Class A suburban flex park is located along Porter Road just off the Rt 40 corridor (Pulaski Highway) in Bear, Delaware. Its strategic location places it close to the Rt 1 Interchange with access to I-95, RT 273, Christiana Mall, Christina Hospital, the greater Newark & Middletown areas. Your business will enjoy the professional atmosphere & the many amenities and eateries along Rt 40 with Royal Farms, WAWA, Chick-fil-A, LongHorn Steakhouse and more!

The newest building at 200 Carson Drive is 35,000 square feet with decorative split faced block, attractive glass front entry systems, 20' ceilings, full sprinkler system with flexibility to be subdivided. Office space can be provided on a build-to-suit basis.

Available Spaces:

- 201 Carson - 3,325 SF Drive-in
- 202 Carson - 3,215 SF Drive-in
- 203 Carson - 2,725 SF Drive-in
- 204 Carson - 2,725 SF Drive-in
- 211 & 212 Carson - 6,540 SF Loading Docks

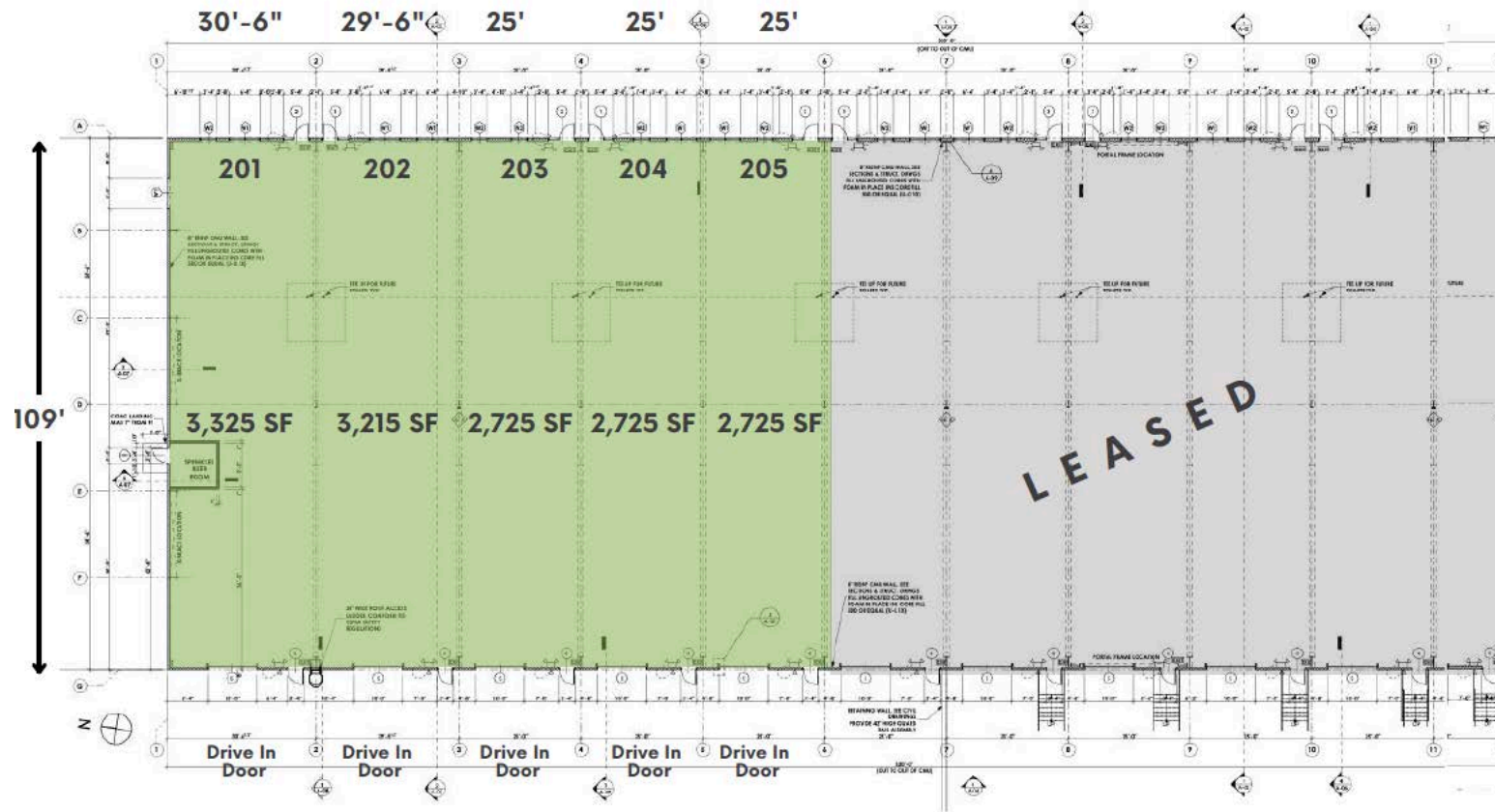
Zoning: Industrial

Property Highlights:

- Parking: 60 spaces, shared
- Overhead doors 10' x 10' loading dock or 10' x 10' drive-in doors
- Ceiling Height: 20'
- Office Space: Build-to-Suit



Information contained herein has been obtained from sources deemed to be reliable, but no warranty is made as to its accuracy and it is submitted subject to errors, omissions, change of price or other conditions prior sale or lease or withdrawal without notice.



Available Spaces



Area Demographics

	1 Mile	3 Mile	5 Mile
Population	6,724	56,543	130,644
Households	2,698	20,502	49,883
Avg. Household Income	\$98,934	\$104,484	\$103,025
Daytime Employment (Employees)	2,406	13,894	42,781
Surrounding Businesses	327	1,498	42,781

